



# FAIRFAX COUNTY

# STAFF REPORT

V I R G I N I A

## PROPOSED COMPREHENSIVE PLAN AND ZONING ORDINANCE AMENDMENTS

Comprehensive Plan Item S03-CW-1CP and Zoning Ordinance Amendment  
Mobile and Land Based Telecommunication Facilities

### PUBLIC HEARING DATES

#### Planning Commission Workshop

June 11, 2003 at 7:30 p.m.

#### Planning Commission

June 18, 2003 at 8:15 p.m.

#### Board of Supervisors

August 4, 2003 at 4:00 p.m.

**PREPARED BY  
PLANNING AND ZONING  
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May 19, 2003

DBM/LK



Americans With Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information call (703) 324-1334.

## **EXECUTIVE SUMMARY**

The proposed Comprehensive Plan and Zoning Ordinance amendments are the result of the Telecommunications Task Force initiative to review the current Policy Plan and Zoning Ordinance provisions concerning mobile and land based telecommunications facilities. The proposed Zoning Ordinance amendment is also included on the Priority 1 list of the 2003 Zoning Ordinance Amendment Work Program. The primary emphasis of these efforts has included the following:

- Facilitate the placement of mobile and land based telecommunication facilities in residential zoning districts by encouraging the use of stealth structures on property that is residentially zoned and developed with nonresidential uses such as places of worship or private schools.
- Facilitate the placement of antennas on utility poles and light standards to help provide service to the residential portions of the County.
- Reduce the visual impacts of rooftop installed antennas and equipment.
- Establish a new administrative review process pursuant to Sect. 15.2-2232 of the Code of Virginia which does not require full Planning Commission review and approval when certain specific guidelines are met, in order to encourage the installation of mobile and land based telecommunication facilities with minimal visual impact on adjacent properties.
- Develop submission requirements and an application form for all applications that are filed pursuant to Sect. 15.2-2232 of the Code of Virginia.

The staff report is organized to present background on mobile and land based telecommunication facilities and the current processes used in Fairfax County to regulate them; an overview of the current Comprehensive Plan and Zoning Ordinance provisions related to these uses; the recommendations proposed by the County's Telecommunications Task Force for modifying the current Plan and Zoning Ordinance provisions; and the proposed Comprehensive Plan and Zoning Ordinance amendments. These sections are accompanied by a series of attachments. The report is structured as follows:

- Background
  - Definition of Use
  - Current Review Process and Regulations
- Existing Provisions
  - Existing Comprehensive Plan Provisions
  - Existing Zoning Ordinance Provisions
- Task Force Recommendation
- Proposed Amendments

- Proposed Comprehensive Plan Amendment
  - Proposed Zoning Ordinance Amendment
- Attachments

## **BACKGROUND**

### **Definition of Use**

Mobile and land based telecommunication facilities provide for the wireless transmission of voice and data and include cellular and personal communication services, paging and wireless internet services and mobile radio. These types of facilities are one of the primary methods of communication used by public safety services including police, fire and emergency medical services throughout the County. It should be noted that this use does not include television or radio broadcasting facilities and satellite earth stations, which are regulated by the Zoning Ordinance as a separate Category 1 special exception use.

Mobile and land based telecommunication facilities are characterized by low wattage transmissions, which appear to present no known environmental or health hazards and do not cause interference with other transmissions. The principal components of these facilities are panel or whip (omni-directional) antennas and possibly small dish antennas. Antennas can be located on a structure such as on a rooftop, water tower, utility pole or light pole, or they may be located on a self-supporting tower or monopole structure. An unmanned equipment shelter or cabinet is usually included in the installation and can be located on the ground, on a rooftop or within an existing building.

Mobile and land based telecommunication facilities are based on a cellular system. Each cell contains a transmitter location (cell site). The coverage area of a cell site is determined by the frequency of the particular sender, the elevation of the antennas above the ground and surrounding topography and vegetation. In general, the higher the antenna is above the surrounding area, the greater area it can serve. As the cellular network system expands and enhances service by means of additional cells within its licensed service area, the cell usually becomes smaller. In many instances there can be collocation of providers at these facilities, without causing any interference between the different services due to differences in frequency. Such collocation can provide benefits to the community by reducing the number of cell sites needed for the provision of these services.

The use of cellular and personal communication services, paging and wireless internet services and mobile radio has greatly increased in the last several years, and the demand for full coverage with no gaps in service has also grown. In order for full coverage to be provided, additional cell sites must be provided. Typically the existing gaps in coverage are found in residential areas. One means of filling these gaps is through the installation of new structures or the placement of antennas on existing tall structures. The installation of monopoles and towers present a greater locational challenge than antenna installations on existing buildings or structures because of their potential visual impact on residential areas and because they may present an intrusive new use which is out of character with the area. However, it should also be noted that there has been a growing concern regarding the proliferation of unscreened antennas and equipment cabinets on building rooftops and the belief that such installations also may have adverse visual impacts on adjacent properties.

## Current Review Process and Regulations

Proposed mobile and land based telecommunication facilities must comply with regulations set forth in the Fairfax County Zoning Ordinance and provisions of the County's Comprehensive Plan. Although certain telecommunication facilities are permitted by right in some zoning districts provided that certain conditions are met, all proposed facilities, including enlargements to existing approved facilities, are subject to a "2232 Review" to determine conformance with the Comprehensive Plan.

The Fairfax County zoning regulations pertaining to mobile and land based telecommunication facilities as uses by right are set forth in Sect. 2-514 of the Zoning Ordinance. This section sets forth limitations on the location, size, dimensions, color, illumination and screening of telecommunication facilities.

If any of the provisions of Sect. 2-514 are not met, a special exception must be granted by the Board of Supervisors prior to the installation of the facility. In general, rooftop and structure mounted facilities are permitted in all non-residential zoning districts, in any zoning district on publicly owned property or on existing transmission towers, in any zoning district on property developed with certain special permit and special exception uses, and on certain multiple family dwellings. Antennas may be mounted on existing or replacement utility poles and light standards in any zoning district, but are generally limited to the right-of-ways of arterial streets or utility easements that are directly abutting and parallel to such right-of-ways in residential zoning districts. Monopole structures up to 199 feet in height are permitted in commercial and industrial zoning districts, in any zoning district on publicly owned property, and in any zoning district within a major utility easement. Lattice towers are permitted only in industrial zoning districts.

The County's "2232 Review" process is mandated by Sect. 15.2-2232 of the Code of Virginia which provides for a review by the Planning Commission of all public facility, public utility and public service corporation proposals to determine if their general location, character and extent are substantially in accordance with the County's adopted Comprehensive Plan. Under the County's review process, all proposed telecommunication facilities are submitted to the County as a "2232 Review" application. A basic requirement of any such proposal is that it meets all Zoning Ordinance requirements. Thus, upon receipt of an application, staff determines its compliance with zoning regulations. Staff also determines if the proposal is directly supported and recommended by the Plan and may be processed as a "feature shown" without a public hearing, or whether a public hearing is required. In general, under current Plan guidance, any proposed facility which is to be located on an existing, non-residential structure, such as an office building, communication or electrical transmission tower, or water tank or tower, is directly supported by Plan policies and may be processed as a "feature shown." New structures such as monopoles and towers erected to support telecommunications antennas and equipment require a 2232 Review Public Hearing before the Planning Commission.

A "feature shown" determination is recommended by the Director of the Department of Planning and Zoning to the Planning Commission. If the Planning Commission does not agree with the Director's recommendation, as presented in a feature shown staff report, a public hearing for the proposed facility is scheduled. The Code of Virginia provides that the Planning Commission must act on any telecommunication proposal within 90 days of receipt of the application, unless the time is extended by the Board of Supervisors for a period not to exceed an additional 60 days or the review period is extended by

the applicant.

## **EXISTING PROVISIONS**

### **Existing Comprehensive Plan Provisions**

The current Comprehensive Plan guidance related to telecommunication uses is presented in the “Energy and Communication Services” section of the Public Facilities element of the County’s Policy Plan. This section contains three objectives and related policies that provide the basis for determining the appropriate location, character and extent of telecommunication uses, as well as electrical and other utility facilities, under the County’s 2232 Review process.

Before 1992, this Policy Plan section provided only general guidance that was limited in scope and did not specifically address wireless telecommunication uses. In 1992, in conjunction with a Zoning Ordinance amendment, the Board of Supervisors adopted a Comprehensive Plan amendment which added new specific policies and guidelines for wireless telecommunication facilities including a “feature shown” option for rooftop installations. In general, this amendment established policies favoring the use of publicly owned property and the collocation of telecommunication facilities on single sites and structures. The policies recommended that telecommunication uses be placed so as not to adversely affect the use or character of public property. The policies also supported telecommunication locations having a minimal impact on surrounding residential areas.

In 1996, the Board of Supervisors amended the “Energy and Communication Services” section of the Public Facilities element by adding a new objective and policies. This amendment provided additional options for “feature shown” determinations, including low impact installations on utility poles and towers, existing structures such as monopoles and towers, and light and camera standards. The amendment also provided and expanded policy guidance for the siting of telecommunication facilities and equipment and emphasized the need to mitigate the visual impact and prominence of telecommunication installations.

### **Existing Zoning Ordinance Provisions**

The first telecommunication facilities in Fairfax County were proposed in 1983. Between that time and the early 1990s, few telecommunication facilities were reviewed by the County, and land use cases for such proposals were generally noncontroversial in nature. However, in the early 1990s changes to the technology resulted in the need for revisions to the Zoning Ordinance which were adopted in 1992.

The Zoning Ordinance amendment adopted in December of 1992 added a new definition of mobile and land based telecommunication facilities to distinguish them from telecommunication facilities in general. Sect. 2-514 of the Zoning Ordinance was established to set forth limitations on the size, dimensions, color and illumination of antennas in residential districts, on public uses, on existing transmission towers, and in commercial and industrial districts when the antennas exceed the maximum building height limitations. At that time, Sect. 2-514 allowed for the establishment of the following mobile and land based telecommunication facilities:

Structure or Rooftop Mounted Antennas on multiple family dwelling structures which are 65 feet or greater in height, on existing transmission towers, in all commercial and industrial zoning districts, except for the I-I District, in the commercial areas of planned development districts and in any zoning district on buildings or structures controlled by a public use or Fairfax County governmental unit.

Monopoles up to 199 feet in height when located in any commercial and industrial zoning districts, except for the I-I District, and on property controlled by a public use or Fairfax County governmental unit.

Towers up to 199 feet in height in all industrial zoning districts with the exception of the I-I District.

The December 1992 amendment also added a new temporary special permit use of temporary testing facilities, which may be allowed with the approval of the Zoning Administrator, in all zoning districts, except the I-I District, for a 6 month period. In addition, this amendment provided that mobile and land based telecommunication uses are permitted on properties subject to proffered condition, development plan, special permit or special exception approvals, provided they were not specifically precluded by such approvals. Mobile and land based telecommunication facilities which do not meet the provision of Sect. 2-514 are required to obtain special exception approval.

A Zoning Ordinance amendment adopted in November of 1996 provided for greater flexibility in locating antennas on existing multiple family and nonresidential buildings in all zoning districts and on existing structures within public and utility rights-of-way. It was believed that the visual impacts of these facilities could be reduced with more antennas being placed on existing structures and some monopoles and towers being grouped with other existing poles and towers in major utility easements. To this end, the 1996 amendment provided for the following:

Structure or Rooftop Mounted Antennas. Revised the provisions to allow building mounted antennas on all multiple family dwellings 35 feet or greater in height in lieu of the previous limitation of 65 feet or greater in height. Added a new provision to allow building mounted antennas on certain nonresidential special permit and special exception uses provided that the building or structure is 35 feet in height or greater. Added a new provision to allow telecommunication antennas and related equipment by right, with no standards, if entirely enclosed within a nonresidential building.

Utility Poles and Light/Camera Standards. Added provisions to allow antennas on certain existing or replacement utility transmission poles, utility distribution poles and light/camera standards located in arterial road right-of-ways and abutting utility easements in residential zoning districts, in commercial and industrial zoning districts, in major utility easements of 100 feet or more in width and in interstate and Dulles Airport Access Road right-of-ways.



Monopoles and Towers. For new monopoles and new towers in major utility easements and rights-of-way containing existing towers, a new monopole or tower may be up to 30 feet higher than the existing towers.

A second amendment was concurrently adopted in November of 1996 concerning the use of temporary special permits for temporary mobile and land based telecommunication testing facilities. This amendment reduced the amount of time such temporary testing facilities could operate and added standards concerning the location and size of the antennas on such facilities. On August 4, 1997, an amendment to Sect. 2-514 was adopted which allows the requirement for the steady red marker light on antennas structures that exceed 100 feet in height to be waived by the Zoning Administrator, if it is determined by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. On January 22, 2001, an amendment was adopted which increased the maximum allowable size for equipment cabinets or structures used in association with antennas mounted on utility poles located in major utility easements from 240 cubic feet to 750 square feet.

A more detailed summary of the existing and proposed mobile and land based telecommunication provisions is contained in Attachment 3.

## **TASK FORCE RECOMMENDATION**

On October 30, 1995, the Fairfax County Board of Supervisors created a task force to review issues related to telecommunication facilities and evaluate their placement in the County. The Telecommunications Task Force consists of one member from each magisterial district and one at-large member appointed by the Board Chairman, one representative from each telecommunication company doing business in the County, one representative each from the Fairfax County Park Authority, Public Schools and Water Authority, and one representative each from the Planning Commission, Chamber of Commerce, Federation of Citizen Associations, Architectural Review Board, and League of Woman Voters. The Task Force began regular meetings in February 1996 and put forward recommendations for amendments to the Comprehensive Plan and Zoning Ordinance in July of 1996 and in May of 1997, the second of which was never adopted. Since its inception, the Task Force's efforts have focused on improving the guidance and regulations related to telecommunication uses and for reducing associated impacts of telecommunication facility installations.

In November of 2000, after several years of Task Force inactivity, members of the Board of Supervisors and other representative organizations were requested by the Task Force chairman to confirm their Task Force representation. After an organizational meeting in February 2001, a reconstituted Task Force began meeting in March of 2001 to discuss current issues related to the siting of facilities, the proliferation of rooftop facilities, and changes to the industry's technical requirements.

Since the March 2001 Task Force meeting, the Task Force has focused on developing proposed amendments to the "Energy and Communications Services" element in the Policy Plan and Section 2-514 of the Zoning Ordinance. The Task Force's discussions and deliberations have resulted in recommendations centered on providing new opportunities to serve the County's residential communities, to reduce the visual impact of structures and rooftop installations, to clarify and expand on both Plan guidance and Zoning Ordinance requirements, and to ensure that requirements are consistent with and reflective of current industry technical standards and trends. The amendments presented in this staff report are a result of the Telecommunications Task Force's efforts and were endorsed by the Telecommunications Task Force on April 7, 2003. The specific changes and recommendations are highlighted in the following sections of this staff report. An overview of the existing and proposed mobile and land based telecommunications approval processes under Sect. 15.2-2232 of the Code of Virginia and the Zoning Ordinance is contained in Attachment 4.

## **PROPOSED AMENDMENTS**

### **Proposed Comprehensive Plan Amendment**

The Telecommunications Task Force currently is recommending that the Policy Plan element of the Comprehensive Plan be amended to provide additional guidance for locating telecommunication facilities, to allow for expedited processing when installations have little or no visual presence, and for clarifying and elaborating on guidance for “feature shown” locations. A summary of the proposed review process for each type of mobile and land based telecommunication installation is contained in Attachment 1.

The proposed Plan Amendment includes the following major changes to the Policy Plan:

- Reorganizes the “Energy and Communication Services” section of the Public Facilities element in the Policy Plan into two sections: “Electrical and Land-Line Utility Services” and “Mobile and Land Based Telecommunication Services.” The new “Mobile and Land Based Telecommunication Services” section focuses exclusively on wireless telecommunication providers which are also subject to Sect. 2-514 of the Zoning Ordinance.
- Divides the “Mobile and Land Based Telecommunications Services” section into three major parts: “General Guidelines,” “Feature Shown Guidelines,” and “Administrative Review Guidelines.”
- Provides under the “General Guidelines” section new and expanded guidance for locating telecommunication uses. The policies in this section provide guidelines to use existing facilities wherever possible, to locate facilities to minimize visual impacts, and to use camouflaged and disguised facilities. In addition, the general guidelines reduce the current Plan emphasis to use public sites for telecommunication facilities and provide preference to sites having the best opportunity for concealing a proposed installation, regardless of ownership.
- Adds under the “Feature Shown Guidelines” section specificity to policies to be used for feature shown determinations. The policies in this section set forth the types of installations that qualify for processing as a feature shown without a public hearing and include rooftop and structure mounted installations, existing electrical poles and towers, existing communication poles and towers, existing light and camera standards in Virginia Department of Transportation right-of-way and replacement poles.
- Establishes under the “Administrative Review Guidelines” section a new expedited review process for installations having little or no visual impact. This new administrative process allows for certain inconspicuous proposals to be processed without full Planning Commission review and approval when certain very specific guidelines are met. The types of installation proposals eligible for such processing include “flush mounted” installations on existing buildings, installations on existing electrical transmission towers, installations on existing monopoles and towers in industrial zoning districts, installations located totally within existing structures, and minor expansions of previously approved antennas and equipment. When applications for such proposed installations are received, staff will

confirm conformance with Sect. 2-514 of the Zoning Ordinance and any previous proffered condition, development plan, special permits or special exception approvals. Staff will also notify the Planning Commissioner for the magisterial district in which the proposal is located of the application. Unless the Planning Commissioner finds specific reason that the proposal does not meet the administrative review guidance, the application will be processed without further Planning Commission review. If the Planning Commissioner determines that additional Planning Commission review is necessary, the application will be subject to a future shown determination or scheduled for a public hearing under the provisions of Sect. 15.2-2232 of the Code of Virginia.

In conjunction with the Telecommunication Task Force's efforts, a new application form for all 2232 Review requests has been developed. This application contains a specific section to be completed for all telecommunication proposals and will require the submission of detailed design and location information for both the antennas and equipment cabinets associated with the request, including photo simulations and structural elevations. This information will enable staff to determine the nature of the proposed uses, the degree to which Plan guidance is addressed and the appropriate processing for the application. A copy of the proposed application form is included as Attachment 2.

It is staff's opinion that the Plan amendment proposed by the Telecommunications Task Force will provide improved direction and incentive for locating telecommunication facilities with minimal visual impact. The amendment will also improve the clarity and organization of objectives and policies that are related to wireless telecommunication uses. Therefore, staff recommends approval of the proposed Comprehensive Plan amendment with an effective date of 12:01 A.M. on the day following adoption.

## PROPOSED COMPREHENSIVE PLAN AMENDMENT

On pages 33 through 40 of the Fairfax County Comprehensive Plan: Policy Plan, 2002 Edition, Public Facilities, as amended through January 27, 2003, replace the "Energy and Communication Services" section as follows:

### **ENERGY AND COMMUNICATION ELECTRICAL AND LAND-LINE UTILITY SERVICES**

#### **INTRODUCTION**

~~Energy and communication~~ Electrical and land-line utility services include electrical, communication and cable facilities, provided to County residents which are provided through a wired infrastructure and viewed, for the most part, as absolute necessities. Their presence is required for the development of land and The need for electrical, communication, and cable energy facilities accelerates commensurate with development. As the need for sites increases, so does the scarcity of appropriate land for construction of these facilities. The objectives and policies set forth in this section provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and Federal laws pertaining to these issues.

#### **Location**

**Objective 40: Locate utility and similar electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible. (See Figure 19.)**

Policy a. Avoid areas of environmental sensitivity.

Policy b. Co-locate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy c. Plan for existing and future needs of facilities in conjunction with emerging development designs.

Policy j. d. Provide adequate acreage for expansion of substations, hub centers and equipment areas and maintain levels of screening to accommodate expansion.

Policy k. Locate and construct antennas owned and operated by private corporations in accordance with the same guidelines established in this "Energy and Communications Services Section".

Policy d. e. Locate future switching and hub centers, equipment areas, and electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety.

Policy e.f. When Constructing underground transmission and distribution lines, locate, as whenever possible, along existing or planned utility or road rights-of-way, preferably on lot lines which will least disturb future development of the site.

Policy f. g. Locate future above-ground transmission lines along railroad rights-of-way, where possible, and when in keeping with adjacent development. Placement of transmission lines should not compromise the objectives of the Comprehensive Plan. Visual impact

should be a key element in the evaluation of proposed transmission line locations.

- Policy ~~g.~~ h. Regulate new development to minimize unnecessary human exposure to unhealthful impacts of low level electromagnetic fields from electrical transmission lines.
- Policy ~~h.~~ i. Utilize existing ~~communication~~ towers and poles to support electrical and land-line utility ~~services for new communications equipment~~ whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing towers and poles with ~~horns, dishes, and whip antennas~~ with related equipment.
- Policy ~~i.~~ j. Locate ~~communication~~ new towers required to support electrical and land-line utility services in areas of commercial or industrial land uses. Locate in residential areas only when other, more suitable land uses are not available, and on parcels, which afford natural screening adjacent to nearby structures or planned land uses.

#### Character and Extent

**Objective 41:** **Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.**

- Policy a. ~~Justify~~ Provide justification for the ~~need for the~~ proposed facility's need. Specify alternative actions and justify why the proposed location and type of facility is the least disruptive. ~~State why a new facility is necessary.~~
- Policy b. Mitigate the ~~facility's~~ visual impact of switching and hub centers, equipment areas and electrical substations from adjacent development. ~~unless the adjacent development is industrial.~~ Land with existing mature vegetation is preferable, as are access roads which obscure entrances, berms which provide screening, and slopes that provide localized lower elevations. ~~Construct transmission lines underground, whenever possible.~~
- Policy c. Locate transmission and distribution lines underground, whenever possible.
- Policy d. Conceal, screen or site ground transformers and distribution boxes to reduce their visual presence and potential for clutter.
- Policy ~~e.~~ e. ~~Follow~~ Provide for the appropriate screening and buffering of proposed facilities. and barrier requirements, as outlined in the Fairfax County Zoning Ordinance, and supplement these requirements where appropriate.
- Policy ~~d.~~ f. Design and site proposed facilities to preserve areas ~~Provide sufficient setback to allow for vehicle stacking in addition to provision of~~ necessary for future right-of-way dedication and ancillary easements for construction of road improvements.
- Policy e. ~~Utilize, as possible, the roof areas of existing structures as an alternative to new communication tower construction.~~
- Policy f. ~~Grouping of communication towers in industrial areas or in remote areas, when possible, may be appropriate in instances where few people are impacted.~~

- Policy g. Conceal dishes and horns on roof tops by an architectural screen which does not interfere with transmission of the signal. Conceal wiring to rooftops visible on building exteriors. Horns and dishes located on the ground should be concealed with an additional vegetated screen.
- Policy h. Design new buildings with appropriate parapet walls to accommodate and screen communication towers, and provide architectural screening accordingly.
- Policy i. When retro fitting to screen antennas, consider the architectural style, orientation, available rooftop space of a building, as well as the heights of neighboring buildings.
- Policy j. g. Provide safety measures in design and construction of towers used to support electrical and land-line utility services. Provide a fall radius of at least one third the height of guyed towers.
- Policy k. h. Avoid interference with radio, television, and telecommunications receivers of the public.
- Policy l. i. Assure that radiation levels, from antennas, individually and cumulatively, will be maintained at acceptable levels.

## MOBILE AND LAND BASED TELECOMMUNICATION SERVICES

Mobile and land based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless internet services and mobile radio. These services operate from wireless networks that are dependent on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. The objectives and policies set forth in this section provide guidance on siting and design issues and are used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and Federal laws pertaining to these issues.

### GENERAL GUIDELINES

Objective 42: In order to complete provide for the mobile and land based telecommunication cell network for such wireless audio transmission telecommunication systems licensed by the Federal Communications Commission as mobile cellular telephone and mobile radio, and in order to achieve opportunities for the co-location of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings with an output of 500 watts or less, on publicly owned properties within the 'future cellular facility requirement areas' delineated on Figure 19a and in accordance with the following policies.

- Policy a. Establish mobile and land based telecommunication facilities on public properties when such establishment does not adversely affect the use, character and integrity of the public property and is in accordance with all Plan policies and Zoning Ordinance requirements. Avoid the construction of new structures by locating mobile and land based telecommunication facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers,

and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures (see Appendix, Photos 1, 2, 3).

Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.

Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.

Policy d. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.

Policy e. Co-locate mobile and land based telecommunication facilities operated by different service providers on single public facility sites and/or structures whenever appropriate. The use of public facility sites by a single provider should be discouraged unless it has been demonstrated that joint use of the property. Locate single-use structures on a property only when a co-location structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.

Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.

Policy g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.

Policy h. Design, site and/or landscape mobile and land based telecommunication facilities to minimize impacts on the character of appropriate public use sites and the property and surrounding areas. Demonstrate the appropriateness of the design through such documentation as facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the public property and neighboring properties surrounding areas.

Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.

Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:

- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;
- blending facilities with an existing pattern of tall structures;



- obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;
- increasing the height of or replacing existing structures to reduce the need for another structure.

Policy i. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

Policy j. Site proposed facilities to avoid areas of environmental sensitivity.

Policy k. Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion.

Policy l. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

Policy m. Locate and construct antennas used for purposes other than mobile and land based telecommunication services in accordance with the same guidelines established in this "Mobile and Land Based Telecommunications Services" section.

**Objective 46 43:** **Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area (see Appendix, Photos 4 and 5).**

Policy a. Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;

Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;

Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

### **FEATURE SHOWN GUIDELINES**

**Objective 44:** **~~Policy f: In order to reduce the need for monopoles and towers, encourage the placement of new antenna necessary to support land based telecommunication facilities on existing building rooftops or mounted to existing structures. With Planning Commission approval, consider mobile and land based telecommunication facilities to be located on existing or replacement structures a~~**

“feature shown” of the Comprehensive Plan to be processed without a public hearing ~~Ensure that all Zoning Ordinance requirements are met and consider rooftop and structure mounted antennas and the related equipment buildings a “feature shown” of the Comprehensive Plan and when placed at the following locations in conformance with Zoning Ordinance provisions and the following policies compatibility objectives of the Comprehensive Plan :~~

Policy a. Locate telecommunication facilities on existing buildings and structures at the following properties:

- publicly owned property (as defined under Sect. 2-514 of the Zoning Ordinance);
- commercial and industrial zoned property and in the commercial areas of PDH, PDC, PRM and PRC zoning districts;
- residential properties zoned for and developed with multiple family dwellings 35 feet or greater in height;
- institutional and quasi-public property (as defined under Section 2-514 of the Zoning Ordinance).

Policy b. Utilize the following types of existing poles and towers for telecommunication facilities to avoid the construction of new monopoles and towers:

- utility distribution poles and towers that are within an easement 90 feet and greater in width, including “Fort Worth” or similar mounts that are designed to integrate a pole or other supporting structure within a transmission tower (see Appendix, Photo 6);
- utility distribution poles on property zoned for residential uses provided:
  - the pole is located either within 10 feet of the pavement of an existing Principal or Minor (Type A) Arterial roadway as defined in Appendix 1 (Functional Classification) of the Transportation element of the County’s Policy Plan; or is located on land that is developed with a public or non-residential use; or is located on land that is undeveloped and planned for public or non-residential use;
  - the antennas on the pole are either concealed within a cap enclosure that resembles the pole, is no greater than 12 inches in diameter, and is no higher than 7 feet above the top of the pole (see Appendix, Photo 7); or the antennas are flush-mounted panels no higher than the top of the pole and are limited to four in number; or the antennas are omni-directional (whips) extending no more than 4 feet above the top of the pole and are limited to 3 in number.
- utility distribution poles on property zoned for commercial or industrial uses or that is within the right-of-way of an interstate highway or the Dulles Airport Access/Toll Road provided:
  - the antennas on the pole are either concealed within a cap enclosure that resembles the pole, is no greater than 12 inches in diameter and is no higher

than 7 feet above the top of the pole; or the antennas are flush-mounted panels and are placed no higher than the top of the pole and are limited to 12 in number; or the antennas are placed in a unified design, such as a candelabra with cylindrical shells covering each antenna (see Appendix, Photo 8), and are limited to 12 in number.

- water tanks and water towers;
- communication towers and monopoles;
- light and camera standards in VDOT rights-of-way of an interstate highway or the Dulles Airport Access/Toll Road provided:
  - the antennas on the standard are either concealed within a cap enclosure that resembles the standard, is no greater than 12 inches in diameter, and is no higher than 7 feet above the top of the pole; or the antennas are flush-mounted panels and are placed no higher than the top of the standard and are limited to 12 in number; or the antennas are placed in a unified design, such as a candelabra with cylindrical shells covering each antenna, and are limited to 12 in number.
- replacement poles or poles extended in height to accommodate telecommunication antennas provided the diameter and overall height of the new or extended pole are no more than 25% greater than that of the originally approved structure and provided such poles: (a) are located on a parcel of land developed with a public or non-residential use or are on a vacant parcel that is planned for public or non-residential use; and (b) are outfitted with antennas consistent with the sizes and numbers described above in this objective under the “utility distribution poles” bullets.

Policy c: In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:

- The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed including any surrounding residential properties;
- The proposed installation is located and designed to blend with the structure on which it is placed;
- The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;
- Related equipment cabinets or shelters located on the ground or on a rooftop should be appropriately screened or placed to obscure their visibility from surrounding properties;
- Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties.

Policy g. d. Consider new monopoles or towers to be located in major utility transmission easements or rights-of-way, which are at least 100 feet in width and not used for underground gas transmission lines, to be a feature shown of the Comprehensive Plan when structure mounted and rooftop antenna locations are not feasible or available and monopoles or towers must be utilized, encourage the monopoles or towers to be located in major utility transmission easements or rights of way, which are at least 100 feet in width and which are not used for underground utilities gas transmission lines. Consider the location of new monopoles or towers in these major utility transmission easements or rights of way to be a feature shown of the Comprehensive Plan, provided it is demonstrated that the telecommunication facilities cannot be accommodated on existing utility structures and the following guidelines are met:

- ~~the monopole or tower meets all requirements of the Zoning Ordinance;~~
- the monopole or tower is placed at least 35 feet inside the transmission easement;
- the monopole or tower is placed a minimum of 200 feet from any existing residence;
- the monopole or tower is placed a minimum of 200 feet from the right-of-way of any existing public roadway or street.

### **ADMINISTRATIVE REVIEW GUIDELINES**

**Objective 44-45: Consider the placement of antennas and their associated equipment to be a “feature shown” of the Comprehensive Plan requiring no further Planning Commission review when the placement of the antennas and the related equipment structures is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:**

Policy a. Locate telecommunication facilities on building surfaces (including water tanks or towers) in accordance with the following standards:

- the antenna shall be placed directly in front of the building’s or tank’s surface, including the surfaces of the penthouse and other structures on the building’s roof, and be no greater than 72 inches in height, 24 inches in width, and 6 inches in depth, or, when a dish antenna, no more than 24 inches in diameter;
- no part of the antenna shall extend above the surface of the building or tank on which it is placed and no part of the antenna’s mounting shall extend more than 6 inches above the surface of the building on which it is placed;
- the back of the antenna shall be no more than one foot horizontally from the surface on which it is placed;

- the antenna and its mounting shall be of a color or finish that closely matches and blends with the surface on which they are placed.
- the equipment cabinet or shelter shall be either:
  - located inside the building, building penthouse or inside the building parking structure on a level other than the roof;
  - located on the ground and enclosed within a structure no greater than 500 square feet in area and 12 feet in height that is attached to the building and constructed of the material that is the same as, or visually the same as, the color and pattern of the building;
  - located on the ground behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance, and shall be no greater than 500 square feet in area and 12 feet in height; or,
  - located on the roof of the building immediately adjacent to its penthouse or other structure on the roof, is no greater than 500 square feet in area and 12 feet in height, and shall be screened by a material of the same, or visually the same, color or pattern and of an equal or lesser height as the adjacent rooftop structure.

Policy b.      Locate telecommunication facilities on electrical transmission towers in accordance with the following standards:

- The electrical transmission tower shall be within an easement of 100 feet or greater.
- The top of the antenna shall be no higher than 15 feet above the top of the existing transmission tower.
- The color of the antenna and its mounting shall closely match the surface on which they are placed.
- The related equipment cabinet or shelter shall be located under, and match the color of the tower structure.

Policy c.      Locate telecommunication facilities on existing monopoles and towers in accordance with the following standards:

- The top of the antenna shall be located no more than 15 feet above the height of the existing structure.

- The color of the antenna and its mountings shall closely match the surface on which they are placed.
- The related equipment cabinet or shelter shall be located behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance, and shall be no greater than 500 square feet in area and 12 feet in height.
- The structure shall be located on property that is zoned I-1 through I-6 industrial zoning district.

Policy d.      Install telecommunication facilities within existing structures in accordance with the following standards:

- The antenna shall be located totally within an existing structure.
- The equipment cabinet or shelter shall be located totally within an existing structure.

Policy e.      Expand and/or modify telecommunications facilities at existing installations in accordance with the following standards:

- The dimensions of a replacement antenna shall be no more than 50% greater than the antenna dimensions originally approved by the Planning Commission.
- The top of the replacement antenna shall be mounted at a level no higher than the level of the antennas being replaced.
- The color of the replacement antenna and its mountings closely match the background on which placed.
- The cumulative dimensions of the equipment cabinet or shelter shall be no more than 50% greater than the equipment cabinet dimensions originally approved by the Planning Commission for the provider.

**Objective ~~43~~ 45: ~~Locate the mobile and land based wireless telecommunication cell networks necessary support facilities, which include antennas, monopoles, lattice towers, guyed towers, and equipment buildings to minimize visual impacts on the surrounding area and in accordance with the following policies:~~**

Policy a.      ~~Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.~~

Policy b.      ~~Demonstrate that the selected site for a new monopole and tower provides the least visual~~

~~impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.~~

~~Policy c. Site telecommunication facilities to minimize being visually solitary or prominent when viewed from residential areas and the public way. The facility should be obscured by vegetation, tree cover, topographic features, and buildings or other structures to the maximum extent feasible.~~

~~Policy d. Place Locate telecommunication facilities to ensure the protection of that historically significant landscapes are protected. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.”~~

On page 39 of the Fairfax County Comprehensive Plan: Policy Plan, 2002 Edition, Public Facilities, as amended through January 27, 2003, delete “Figure 8” entitled “Mobile and Land Based telecommunication Facilities – Future Sites.”

## **Proposed Zoning Ordinance Amendment**

The Telecommunication Task Force has recommended that the County's Zoning Ordinance be amended to allow greater flexibility for locating mobile and land based telecommunication facilities, particularly in residential zoning districts. Specifically, the Task Force recommendations facilitate the placement of antennas on existing and replacement utility poles and light standards in order to reduce the need for new monopoles or towers. The Task Force recommendations also encourage the use of stealth structures to lessen the visual impact of such facilities on adjacent properties.

A summary of the major changes to Sect. 2-514 of the Zoning Ordinance are listed below. A more detailed discussion of the existing and proposed Zoning Ordinance provisions is contained in Attachment 3.

- Facilitates the placement of antennas on utility poles and light standards by:
  - Allowing antennas to be installed on utility poles and light standards located anywhere on residentially zoned properties that are developed with public uses, developed with certain special permit and special exception uses or are zoned for multiple family and developed residentially, in lieu of the current provisions which limit the installation of such antennas to the right-of-way of arterial streets or utility easements directly abutting and parallel to such right-of-ways.
  - Allowing dish antennas to be installed on utility poles and light standards in lieu of the current provisions which do not allow the installation of dish antennas. Dish antennas are needed for the overall telecommunications network in certain instances where there are no available telephone and/or electric lines to relay information between 2 points.
  - Providing for larger equipment cabinets and structures than are permitted under the existing provisions.
  - Providing for larger replacement utility poles and light standards by removing the maximum 25% increase in height and diameter limitations from the existing poles or standards.
- Encourages the use of stealth structures by:
  - Revising the monopole definition to include treepoles, flagpoles, bell towers, clock towers, windmills or other similar ground-mounted, self supporting structures that are designed to disguise antennas and their support structures (stealth monopoles).
  - Allowing stealth monopoles of up to 100 feet in height on residentially zoned properties that contain certain special permit and special exception uses, such as places of worship, private schools and volunteer fire stations, provided that such monopoles are in substantial conformance with any previous proffered condition, development plan, special exception or



special permit approvals. Under the current provisions, such stealth monopoles require special exception approval from the Board of Supervisors.

- Adding a new provision which allows antennas in any zoning district when the antennas are totally enclosed within a new or replacement flagpole, bell tower, clock tower, steeple or similar structure designed to disguise antennas which is no more than 20 feet taller than the rooftop or original structure on which it is placed.
- Adding new provisions which state that associated equipment placed within existing structures is not subject to the gross floor area and height limitations for new equipment structures.
- Provides for more flexibility in required screening for equipment cabinets associated with rooftop and structure mounted antennas and antennas mounted on utility poles and light standards. Also provides for more flexibility in required screening for monopoles and towers and their associated equipment cabinets located in major utility easements. Under the current provisions, an evergreen hedge with an ultimate height of 8 feet and a planted height of 36 inches is the only screening that is permitted for these facilities. The proposed amendment would allow, in addition to an evergreen hedge with an ultimate height of 8 feet, fences, walls and berms 8 feet in height, or some combination thereof.
- Mobile and land based telecommunication facilities that do not meet the requirements of Sect. 2-514 require approval of a Category 1 light public utility use special exception by the Board of Supervisors. Such facilities are subject to the special exception general standards contained in Sect. 9-006 of the Zoning Ordinance, as well as the standards for a Category 1 special exception uses contained in Sect. 9-104. Currently there are no additional standards for mobile and land based telecommunication facilities. In order to reduce the potential adverse impact of mobile and land based telecommunication facilities on adjacent properties, a new Sect. 9-105, Additional Standards for Mobile and Land Based Telecommunication Facilities, is recommended.

It is staff's opinion that the Zoning Ordinance amendment proposed by the Task Force would facilitate the establishment of mobile and land based telecommunication facilities by providing more flexibility in the location, screening and size of antennas and equipment cabinets and structures, particularly in residential districts, while adequately minimizing the impact of such facilities on adjacent properties. Therefore, staff recommends approval of the proposed Zoning Ordinance amendment with an effective date of 12:01 A.M. on the day following adoption.

## PROPOSED ZONING ORDINANCE AMENDMENT

*This proposed amendment is based on the Zoning Ordinance in effect as of May 19, 2003 and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

**NOTE:** Because this is a major revision, the amendment which may ultimately be adopted by the Board of Supervisors may include provisions other than those set forth in the Staff Report, and consequently, interested persons are encouraged to attend the public hearings on this proposed amendment.

**Amend Article 2, General Regulations, Part 5, Qualifying Use, Structure Regulations, Sect. 2-514, Limitations on Mobile and Land Based Telecommunication Facilities, to read as follows:**

### **2-514 Limitations on Mobile and Land Based Telecommunication Facilities**

Mobile and land based telecommunication facilities shall be permitted on any lot in the following zoning districts when such use is in accordance with the following limitations and when such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition which limits the number, type and location of antenna and/or related equipment structure. Further provided, however, such use shall be in substantial conformance with any proffered condition, development condition, special permit or special exception condition. In addition, such uses shall be subject to the requirements of Sect. 15.2-2232 of the Code of Virginia.

1. Structure or rooftop mounted antennas, with related unmanned equipment cabinets and/or structures:

A. Shall be permitted:

- (1) When located on a multiple family dwelling which is thirty-five (35) feet or greater in height, ~~but only in accordance with the provisions of Paragraphs 1B through 1J below.~~
- (2) In all C districts, I-1, I-2, I-3, I-4, I-5, and I-6 Districts, and in the commercial areas of PDH, PDC, PRC and PRM Districts.

- (3) On an existing transmission tower or monopole in any zoning district, ~~but only in accordance with the following provisions of Paragraphs 1B through 1J below.~~
- (4) In any zoning district on buildings and structures owned or controlled by a public use or Fairfax County governmental unit, ~~but only in accordance with the provisions of Paragraphs 1B through 1J below.~~
- (5) In any ~~zoning~~ residential district on nonresidential buildings and structures which are a Group 3 ~~or 4~~ special permit use, ~~except home child care facilities and group housekeeping units, Group 4 special permit use or a Category 1, 2, 3, or 4 special exception use, and which are thirty-five (35) feet or greater in height, but only in accordance with the provisions of Paragraphs 1B through 1J below.~~
- (6) In any zoning district when the antennas and related equipment are totally enclosed within an existing nonresidential building or structure.
- (7) In any zoning district when the antennas are totally enclosed within a new or replacement flagpole, bell tower, clock tower, steeple or similar structure designed to disguise antennas which is no more than twenty (20) feet taller than the rooftop or original structure on which it is placed.

- B. ~~In all of the above zoning districts, such antennas and related equipment structures may exceed the maximum building height limitations, provided the use is in accordance with the provisions of Paragraphs 1C through 1J below.~~ Antennas allowed under Par. 1A(2) above, which do not exceed the maximum building height limitations, and Par. 1A(6) above shall be permitted in accordance with the applicable zoning district regulations and shall not be subject to the provisions listed below. Antennas allowed under Par. 1 A(2) above, which exceed the maximum building height limitations, and Paragraphs 1A(1), 1A(3) through 1A(5) and 1A(7) shall be permitted subject to the provisions listed below.
- C. Omnidirectional or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter and the antennas and their supporting mounts shall be of a material or color which closely matches and blends with the exterior of the building or structure.
- D. Directional or panel antennas shall not exceed six (6) feet in height or two (2) feet in width and the antennas and their supporting mounts shall be of a material or color which closely matches and blends with the exterior of the building or structure.
- E. ~~Satellite and microwave~~ Dish antennas shall not exceed six (6) feet in diameter and when building or rooftop mounted shall be ~~located or~~ fully screened such that the dish antennas are enclosed on all sides by screening walls which are at least as tall as the dish antennas

and the associated supporting mounts; so as not to be visible from abutting public streets; provided however, that dish antennas up to three (3) feet in diameter with supporting mounts that are of a material or color which closely matches and blends with the exterior of the building or structure shall not be required to be screened.

- F. Cylinder type antennas shall not exceed six (6) feet in height or twelve (12) inches in diameter and shall be of a material or color which closely matches and blends with the exterior of the building or structure.
- G. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-103, no commercial advertising shall be allowed on an antenna, the support structure of the antenna, or related equipment cabinets or structures.
- H. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, ~~provided, however, that unless~~ the Zoning Administrator ~~may~~ waives the red marker light requirement if it is determined upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
- I. The related unmanned equipment cabinet or structure for each provider shall not exceed fourteen (14) feet in height and a total of ~~contain more than 750~~ 500 square feet of gross floor area or be more than twelve (12) feet in height when located on the roof of a building, or twelve (12) feet in height and a total of 750 square feet of gross floor area when located on the ground. In addition, For multiple family dwellings which are less than sixty-five (65) feet in height, or nonresidential buildings and structures which are less than sixty-five (65) feet in height and which are a Group 3 ~~or 4~~ special permit use, except home child care facilities and group housekeeping units, Group 4 special permit use or a Category 1, 2, 3, or 4 special exception use, the related unmanned equipment cabinet or structure, if over seventy (70) cubic feet in volume or four (4) feet in height, shall be located on the ground and shall not be located on the roof of the structure.
- J. If the equipment cabinet or structure is located on the roof of a building, the area of the equipment cabinet or structure and other equipment and structures shall not occupy more than twenty-five (25) percent of the roof area in accordance with the provisions of Par. 1A of Sect. 506 above.
- K. Equipment cabinets or structures located on the ground shall meet the minimum yard requirements of the zoning district in which located, ~~and shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of 36 inches~~

except that equipment cabinets or structures associated with antennas mounted on existing monopoles and transmission towers located in a utility transmission easement or street right-of-way shall be located a minimum of twenty (20) feet from the utility transmission easement or street right-of-way line.

L. Equipment cabinets or structures located on the ground, and notwithstanding the fence/wall height limitations of Sect. 10-104, shall be screened by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof, except that equipment cabinets or structures associated with antennas mounted on existing monopoles or towers located outside of a utility transmission easement shall be subject to the transitional screening provisions of Article 13 for a light public utility use. If a new equipment cabinet or structure is added to an existing fenced or screened enclosure that contains telecommunications equipment structures, the screening requirement for the new equipment cabinet or structure may be satisfied with the existing screening, provided that such screening meets the requirements listed above.

M. Associated equipment that is located within an existing principal or accessory structure shall not be subject to the above provisions.

2. Antennas mounted on existing or replacement utility distribution and transmission poles (poles) and light/camera standards (standards), with ~~an~~ related unmanned equipment cabinets and/or ~~an unmanned equipment~~ structures, shall be permitted ~~in all zoning districts~~ in accordance with the following and may exceed the maximum building height limitations, subject to the following paragraphs:

~~A. The types of antennas allowed shall be limited to the following:~~

- ~~(1) Omnidirectional or whip antennas, not exceeding twenty (20) feet in height or seven (7) inches in diameter.~~
- ~~(2) Directional or panel antennas, not exceeding six (6) feet in height or two (2) feet in width.~~
- ~~(3) Cylinder type antennas, not exceeding six (6) feet in height or twelve (12) inches in diameter.~~

~~Satellite and microwave dish antennas shall not be permitted by right under this paragraph.~~

~~B. In residential districts, antennas shall be limited to poles or standards located in the right-of-way of an arterial street, as defined in the adopted comprehensive plan, or in a utility easement which is parallel to and directly abutting such right of way, except that~~

omnidirectional antennas, which are less than twenty four (24) inches in height and one (1) inch in diameter and which have an equipment cabinet of less than two (2) cubic feet mounted on a pole or standard, may be located on a pole or standard in any street right-of-way or utility easement which is parallel to and directly abutting such right-of-way.

There shall be no more than two (2) whip/omnidirectional antennas on a pole or standard, except that there may be a maximum of nine (9) antennas, of the type and size specified in Par. 2A above, on a pole or standard located in:

- (1) a utility easement or right-of-way which is 100 feet or more in width and which contains utility distribution or transmission poles, and/or transmission towers used for utility transmission as approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended, or
- (2) the rights-of-way for interstate highways and the Dulles Airport Access Road.

C. A maximum of nine (9) antennas, of the type and size specified in Par. 2A above, shall be permitted on a pole or standard located in:

- (1) commercial or industrial districts, and commercial areas of PDH, PDC, PRC and PRM Districts, including street rights-of-way,
- (2) a utility easement or right-of-way which is 100 feet or more in width and which contains utility distribution or transmission poles, and/or transmission towers used for utility transmission as approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended, or
- (3) the rights-of-way for interstate highways and the Dulles Airport Access Road.

D. In residential districts, a replacement pole or standard may exceed the height or diameter of the existing pole or standard by no more than twenty five (25) percent and the maximum height, including antennas, on replacement or existing poles and standards shall not exceed eighty (80) feet, except that if the existing pole or standard exceeds eighty (80) feet and is located in an easement as set forth in Par. 2C(2) above, the height, including antennas, of the replacement pole or standard may be no more than ten (10) feet higher.

E. In all other zoning districts, the replacement pole or standard may exceed the height or diameter of the existing pole or standard by no more than twenty five (25) percent, and the maximum height, including antennas, on replacement or existing poles and standards shall not exceed 100 feet, except as provided otherwise in this paragraph. In all districts, if located in an interstate highway or the Dulles Airport Access Road right-of-way, the height of the replacement pole or standard may exceed the height of the existing pole or standard by twenty five (25) percent and the diameter of a replacement pole or standard

may not exceed a maximum of forty two (42) inches. In all of the above instances, if the existing pole or standard exceeds 100 feet, the height, including antennas, of the replacement pole or standard may be no more than ten (10) feet higher.

A. Omnidirectional/whip antennas not exceeding seven (7) feet in height and three (3) inches in diameter and panel antennas not exceeding five (5) feet in height and one (1) foot in width shall be permitted on a pole or standard located in any street right-of-way or any utility easement subject to the following and Paragraphs 2D through 2H below:

(1) There shall be a maximum of three (3) omnidirectional/whip antennas or four (4) panel antennas.

(2) Antennas shall be flush mounted so that the antenna with supporting mount does not extend more than four (4) feet above the height of the pole or standard or one (1) foot from the pole or standard.

(3) An equipment cabinet or structure not exceeding twenty (20) cubic feet in volume and five (5) feet in height shall be located on or adjacent to the same pole or standard.

(4) The height or diameter of a replacement pole or standard shall not exceed the height or diameter of the existing pole or standard.

B. The following antenna types shall be permitted subject to Paragraphs 2C through 2H below:

(1) Omnidirectional/whip antennas not exceeding seven (7) feet in height and three (3) inches in diameter.

(2) Directional or panel antennas, not exceeding six (6) feet in height and two (2) feet in width.

(3) Cylinder type antennas, not exceeding six (6) feet in height and twelve (12) inches in diameter.

(4) Dish antennas, not exceeding two (2) feet in diameter.

C. The antennas listed in Par. 2B above shall be permitted as follows:

(1) In districts that are zoned for single family detached or attached dwellings and are residentially developed, vacant or common open space, antennas shall be limited to poles or standards located in the right-of-way of a major thoroughfare or located no more than ten (10) feet from the lot line abutting the major

thoroughfare, and the following:

- (a) When the related equipment cabinet or structure is located in a front yard or street right-of-way, each provider shall be limited to a cabinet or structure which shall not exceed five (5) feet in height or a total of seventy (70) cubic feet in volume and the cabinet or structure shall be located a minimum of ten (10) feet from all lot lines when located outside of a street right-of-way. Notwithstanding the fence/wall height limitations of Sect. 10-104, the equipment cabinet or structure shall be screened by a solid fence, wall or berm five (5) feet in height, or an evergreen hedge with an ultimate height of five (5) feet and a planted height of forty-eight (48) inches, or some combination thereof.

When the related equipment cabinet or structure is located in a side or rear yard, each provider shall be limited to a cabinet or structure which shall not exceed twelve (12) feet in height or a total of 200 square feet in gross floor area and the cabinet or structure shall be located a minimum of ten (10) feet from all lot lines. Notwithstanding the fence/wall height limitations of Sect. 10-104, the related equipment cabinet or structure shall be screened by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof. Equipment located within an existing principal or accessory structure shall not be subject to the provisions of this paragraph.

If a new equipment cabinet or structure is added to an existing fenced or screened enclosure that contains telecommunications equipment structures, the screening requirement for the new equipment cabinet or structure may be satisfied with the existing screening, provided that such screening meets the requirements listed above.

- (b) The height of a replacement pole or standard, including antennas, shall not exceed eighty (80) feet. The diameter of a replacement pole or standard shall not exceed thirty (30) inches.

- (2) In commercial or industrial districts and in commercial areas of PDH, PDC, PRC and PRM Districts; in districts zoned for multiple family dwellings; in any zoning district on lots containing: Group 3 special permit uses, except home child care facilities and group housekeeping units, Group 4, 5 or 6 special permit uses, Category 1, 2, 3 or 4 special exception uses, or Category 5 special exception uses of country clubs, golf clubs, commercial golf courses, golf driving ranges, miniature golf ancillary to golf driving ranges, baseball hitting and archery ranges, or kennels and veterinary hospitals ancillary to kennels; or in any zoning district on property owned or controlled by a public use or Fairfax County governmental unit, to include street right-of-ways, the following shall apply:



(a) Each provider shall be limited to a related equipment cabinet or structure which shall not exceed twelve (12) feet in height and a total of 500 square feet in gross floor area. Notwithstanding the fence/wall height limitations of Sect. 10-104, the related equipment cabinet or structure shall be screened from view of all residentially zoned and developed or residentially zoned and vacant property which abuts or is directly across the street from the structure or cabinet by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof. If a new equipment cabinet or structure is added to an existing fenced or screened enclosure that contains telecommunications equipment structures, the screening requirement for the new equipment cabinet or structure may be satisfied with the existing screening, provided that such screening meets the requirements listed above. Equipment located within an existing principal or accessory structure shall not be subject to the provisions of this paragraph.

(b) The height of a replacement pole or standard, including antennas, shall not exceed 100 feet, provided however, if the height of the existing pole or standard exceeds 100 feet, the replacement pole or standard, including antennas, shall be no more than fifteen (15) feet higher. The diameter of a replacement pole or standard shall not exceed forty-two (42) inches.

In addition, the height of a new or replacement light/camera standard on property used for athletic fields and owned or controlled by a public use or Fairfax County governmental unit, including antennas, shall not exceed 125 feet. The diameter of the light/camera standard shall not exceed forty-two (42) inches.

(3) In the rights-of-way for Interstates 66, 95, 395 and 495, and the Dulles Airport Access/Toll Road, the following shall apply:

(a) Each provider shall be limited to a related equipment cabinet or structure which shall not exceed twelve (12) feet in height and a total of 500 square feet in gross floor area and shall be located a minimum of twenty (20) feet from the street right-of-way line. Notwithstanding the fence/wall height limitations of Sect. 10-104, the related equipment cabinet or structure shall be screened by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof. If a new equipment cabinet or structure is added to an existing fenced or screened enclosure that contains telecommunications equipment structures, the screening requirement for the new equipment cabinet or structure may be satisfied with the existing

screening, provided that such screening meets the requirements listed above.

- (b) The height of a replacement pole or standard, including antennas, shall not exceed 100 feet. However, if the height of the existing pole or standard exceeds 100 feet, the replacement pole or standard, including antennas, shall be no more than fifteen (15) feet higher. The diameter of a replacement pole or standard shall not exceed forty-two (42) inches.

- (4) In any zoning district, in a utility transmission easement, the following shall apply:

- (a) Each provider shall be limited to a related equipment cabinet or structure which shall not exceed twelve (12) feet in height and a total of 500 square feet in gross floor area and shall be located a minimum of twenty (20) feet from the utility transmission easement line. Notwithstanding the fence/wall height limitations of Sect. 10-104, the equipment cabinet or structure shall be screened by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of at least eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof. If a new equipment cabinet or structure is added to an existing fenced or screened enclosure that contains telecommunications equipment structures, the screening requirement for the new equipment cabinet or structure may be satisfied with the existing screening, provided that such screening meets the requirements listed above.

- (b) The height of a replacement pole or standard, including antennas, shall not exceed eighty (80) feet in zoning districts that are zoned for single family detached or attached dwellings and are residentially developed, vacant or common open space. However, if the height of the existing pole or standard exceeds eighty (80) feet, the replacement pole or standard, including antennas, shall be no more than fifteen (15) feet higher. The diameter of a replacement pole or standard shall not exceed thirty (30) inches.

In all other instances, the height of a replacement pole or standard, including antennas, shall not exceed 100 feet. However, if the height of the existing pole or standard exceeds 100 feet, the replacement pole or standard, including antennas shall be no more than fifteen (15) feet higher. The diameter of a replacement pole or standard shall not exceed forty-two (42) inches.

- D. Antennas and their supporting mounts shall be of material or color which closely matches and blends with the pole or standard.

- FE. Replacement or new cross bars may be permitted on poles and standards provided the cross bar is the same color as that of the existing pole or standard and the width of the cross bar does not exceed ten (10) feet.

GF. No commercial advertising or signs shall be allowed on an antenna, the poles or standards, or related equipment cabinets or structures.

HG. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, ~~provided, however, that unless~~ the Zoning Administrator ~~may waive~~ the red marker light requirement ~~if it is determined upon a determination~~ by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

I. ~~The related equipment cabinet or structure used in association with antennas shall be located in accordance with the following:~~

(1) ~~In residential districts, the equipment cabinet or structure may be located:~~

(a) ~~In a front or side yard or street right of way, provided the cabinet or structure is no greater than four (4) feet in height or seventy (70) cubic feet in volume and the cabinet/structure is located a minimum of ten (10) feet from all lot lines when located outside of the street right of way. The cabinet/structure shall be screened by an evergreen hedge with an ultimate height of at least 42-48 inches and a planted height of at least 36 inches.~~

(b) ~~In a rear yard, provided the cabinet or structure is no greater than 7 feet in height or 240 cubic feet in volume. The cabinet/structure shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches.~~

(2) ~~In commercial or industrial districts, in the commercial areas of PDH, PDC, PRC and PRM Districts, including street rights of way, and in interstate highway or Dulles Airport Access Road rights of way, the equipment cabinet or structure shall be no greater than 8 feet in height or 240 cubic feet in volume. When located in an interstate highway or Dulles Airport Access Road right of way, the structure or cabinet shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches. In all other instances and notwithstanding the provisions of Sect. 10-104, all structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence 8 feet in height or an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches.~~

(3) ~~In any zoning district in a utility easement or right of way which is 100 feet or more in width and which contains utility distribution or transmission poles, and/or~~

~~transmission towers used for utility transmission as approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended, the equipment cabinet or structure shall not contain more than 750 square feet of gross floor area or be more than 12 feet in height. The cabinet/structure shall be located a minimum of 35 feet from all easement lines and shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of 36 inches.~~

~~JH.~~ Placement of all antennas on poles and standards including the placement of related equipment shall be subject to approval of the owner of the property on which the pole or standard or related equipment is located.

3. Monopoles, with a related unmanned equipment cabinets and/or structures ~~buildings~~:

A. Shall be permitted as follows and in accordance with the provisions of Paragraphs 3B through 3J below:

- (1) In all C districts, ~~and in the I-1, I-2, I-3, I-4, I-5 and I-6 Districts,~~ and commercial areas of PDH, PDC, PRC and PRM Districts.
- (2) In any zoning district in a utility transmission easement or right-of-way, except major underground utility easement, ~~which is 100~~ ninety (90) feet or more in width and ~~which contains transmission towers used for utility transmission as approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended.~~
- (3) In any zoning district on property owned or controlled by a public use or Fairfax County governmental unit.
- (4) In residential districts on lots occupied by a special permit or special exception use as set forth below and containing monopoles designed as treepoles, flagpoles, bell towers, clock towers, towers, windmills and other similar structures designed to disguise antennas and their support structures, provided such structures are in substantial conformance with any applicable proffered condition, development plan, special permit or special exception:
  - (a) Group 3 special permit uses, except home child care facilities and group housekeeping units;
  - (b) Group 4, 5 or 6 special permit uses;
  - (c) Category 1, 2, 3 or 4 special exception uses; or

(d) Category 5 special exception uses of country clubs, golf clubs, commercial golf courses, golf driving ranges, miniature golf ancillary to golf driving ranges, baseball hitting and archery ranges, or kennels and veterinary hospitals ancillary to kennels.

B. The height of such a monopole:

(1) Allowed under Paragraphs 3A(1) or 3A(3) above shall not exceed 199 feet, including antennas.

(2) Allowed under Par. 3A(2) above shall not exceed 199 feet, including antennas, except that the height of the monopole when located in an utility transmission easement of ~~400~~ ninety (90) feet or more in width which contains transmission towers used for utility transmission as approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended, may exceed 199 feet, provided however, the height of the monopole shall not exceed the height of the existing transmission towers by more than 30 feet in any circumstance. Such monopoles shall not be subject to the provisions of Par. 3D or the minimum yard requirements of Par. 3E below. Monopoles and equipment structures located in an utility easement shall be located a minimum of 35 feet from all easement lines and all equipment structures shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches.

(3) Allowed under Par. 3A(4) above shall not exceed 100 feet, including antennas.

C. ~~Satellite and microwave dishes~~ Dish antennas attached to monopoles shall not exceed ~~two~~ three (3) feet in diameter.

D. Monopoles shall be subject to the minimum yard requirements, with the exception of the angle of bulk plane, of the zoning district in which located, except that monopoles allowed under Par. 3A(2) above or are located within a street right-of-way shall be located a minimum of twenty (20) feet from the utility transmission easement or street right-of-way line.

E. The related unmanned equipment cabinet or structure for each provider shall not exceed twelve (12) feet in height and a total of contain more than 750 square feet of gross floor area, or be more than 12 feet in height, and. Such structure shall be located in accordance with the minimum yard requirements of the zoning district in which located, except that equipment cabinets or structures associated with monopoles allowed under Par. 3A(2) above or are located within a street right-of-way shall be located a minimum of twenty (20) feet from the utility transmission easement or street right-of-way line.

F. Transitional screening shall be provided in accordance with the provisions of Article 13 for

a light public utility use, provided, however, and notwithstanding the fence/wall height limitations of Sect. 10-104, associated equipment cabinets or structures for monopoles allowed under Par. 3A(2) above shall be screened by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof.

G. Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, monopoles shall have a galvanized finish or be painted silver, gray or brown, or have an exterior finish manufactured and designed to resemble a tree, flagpole, bell tower, clock tower, windmill or other similar structure designed to disguise antennas.

H. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, ~~provided, however, that unless the Zoning Administrator may waive the red marker light requirement if it is determined upon a determination~~ by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

I. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-103, no commercial advertising or signs shall be allowed on a monopole, an antenna, the support structure of the antenna, or related equipment cabinets or structures.

J. If any additions, changes or modifications are to be made to the monopole, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

4. Towers, with ~~a~~ related unmanned equipment cabinets and/or structures, shall be permitted in the I-1, I-2, I-3, I-4, I-5 and I-6 Districts but only when in accordance with the following paragraphs:

A. The Zoning Administrator and the Department of Information Technology determine that there is not an existing alternative structure which will reasonably meet the engineering and service needs of the telecommunications facility applicant.

B. The height of such tower shall not exceed 199 feet, including antennas, except that the height of the tower when located in an utility transmission easement of ~~100~~ ninety (90) feet or more in width, ~~which contains transmission towers used for utility transmission as approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended,~~ may exceed 199 feet, provided however, the height of the

tower shall not exceed the height of the existing transmission towers by more than 30 feet in any circumstance. ~~Such towers shall not be subject to the provisions of Par. 4D or the minimum yard requirements of Par. 4E below. Equipment structures located in an utility easement shall be located a minimum of 35 feet from all easement lines and all equipment structures shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches.~~

C. ~~Satellite and microwave dishes~~ Dish antennas attached to the towers shall not exceed six (6) feet in diameter.

D. Towers shall be subject to the minimum yard requirements, with the exception of the angle of bulk plane, of the zoning district in which located, ~~except that towers located in a utility transmission easement shall be located a minimum of 20 feet from the utility transmission easement line.~~

E. The related unmanned equipment cabinet or structure for each provider shall not exceed twelve (12) feet in height and a total of contain more than 750 square feet of gross floor area or be more than 12 feet in height, and. ~~Such structure and~~ shall be located in accordance with the minimum yard requirements of the zoning district in which located, except that equipment cabinets or structures located in an utility transmission easement shall be located a minimum of 20 feet from the utility transmission easement line.

F. Transitional screening shall be provided in accordance with provisions of Article 13 for a light public utility use, provided, however, and notwithstanding the fence/wall height limitations of Sect. 10-104, equipment cabinets or structures associated with towers located in an utility transmission easement shall be screened by a solid fence, wall or berm eight (8) feet in height, or an evergreen hedge with an ultimate height of eight (8) feet and a planted height of at least forty-eight (48) inches, or some combination thereof.

G. Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, towers shall have a galvanized finish or be painted silver, gray or brown, ~~or have an exterior finish manufactured and designed to resemble a tree.~~

H. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, ~~provided, however, that unless the Zoning Administrator may waives the red marker light requirement if it is determined upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.~~

I. No commercial advertising or signs shall be allowed on the tower, the antenna, the support structure of the antenna, or related equipment cabinets or structures.

J. If any additions, changes or modifications are to be made to the tower, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

5. For the purposes of this section, a Fairfax County governmental unit shall include, but not be limited to, the Fairfax County Water Authority and Redevelopment and Housing Authority.

6. For the purposes of this section, the height of related equipment cabinets or structures shall be measured as follows:

A. Ground-mounted equipment structures height shall be the vertical distance between the grade and the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip, mansard and gambrel roofs.

B. Rooftop-mounted equipment structure height shall be measured from the rooftop on which the structure is mounted to the highest point of the equipment cabinet or structure.

**Amend Article 9, Special Exceptions, Part 1, Category 1 Light Public Utility Uses, by adding a new Sect. 9-105 to read as follows:**

9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities

1. All antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on a monopole, tower, antenna, or related equipment cabinets or structures.

3. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.



1  
2  
3 **Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions, by**  
4 **revising the definition of Monopole and by adding a new definition of Utility Transmission**  
5 **Easement in the correct alphabetical order, all to read as follows:**  
6

7 **MONOPOLE:** A single, ground-mounted, self-supporting pole-type structure, tapering from base to top  
8 and supporting a fixture designed to hold one or more antennas. For the purpose of this Ordinance, any  
9 treepole, flagpole, bell tower, clock tower, windmill or other similar ground-mounted, self-supporting  
10 structure that is designed to disguise antennas and their support structures shall also be deemed to be a  
11 monopole, however a monopole shall not be deemed to be a transmission tower.  
12

13 **UTILITY TRANSMISSION EASEMENT:** A utility easement or right-of-way which contains utility  
14 distribution or transmission poles, and/or transmission towers used for utility transmission as approved by  
15 the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended.

To review the attachments (illustrations) for this amendment, please call 703-324-1314 or visit the Ordinance Administration Branch of the Zoning Administration Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 807, Fairfax, Virginia 22035-5505.